



BRANNON CORP



AQUATIC FACILITY INVENTORY AND REPORT OBSERVATIONS AND RECOMMENDATIONS FOR THE CITY OF BRYAN

CONSIDERATION

- Is this facility code compliant and safe for use by the public?
- Is this facility serviceable, sustainable, and fully operational and, if not, what would it take to render the pool so? What major maintenance need to be performed?
- Does the facility need additional features to make it more attractive to prospective users?
- What is the purpose of the facility and should it, from an engineering and operations point of view, be kept in service?

BRANNON CORP

SADIE THOMAS POOL



- In service from 1957 until 2008
- Closed due no public attendance and maintenance issues with the filter system
- Outdated electrical systems
- Bath house does not meet TAS requirements
- Pool plumbing undersized

BRANNON CORP









RECOMMENDATIONS

If elected to repair:

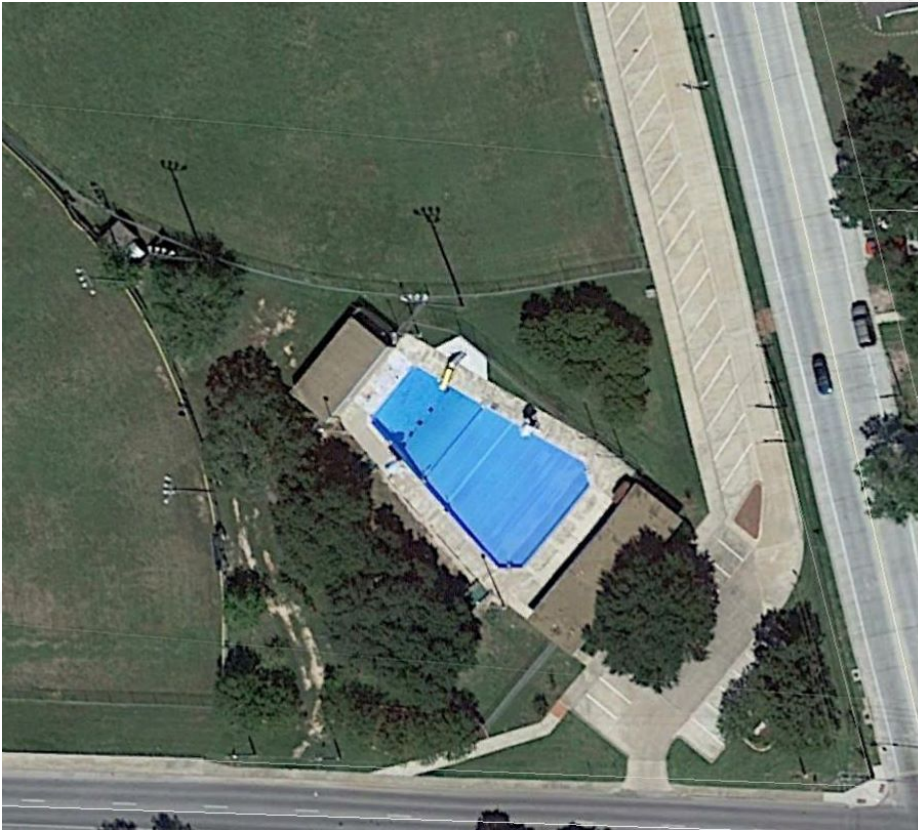
- New circulation system/ disinfection
- Remove gutter – replace with skimmers
- Replace bath house
- Replace decking
- Replace fencing
- \$800,000 for repair
- \$950,000 for new pool
- \$1.5-\$2M with features

Our recommendation:

- Demolish facility and level the site
- Evaluate options between pools or a splash pad to best serve the neighborhood
- Splash pad - \$300,000

BRANNON CORP

SUE HASWELL POOL



- Built around 1957 – still in service
- PVC liner installed 2000
- 18 year old filter systems
- Bath house does not meet TAS requirements
- Pool used mostly for rentals, camps, and swim programs







RECOMMENDATIONS

Option 1:

- Replace bath house
- New deck and shading
- Refurbish electrical equipment
- Extend play activity
- Replace liner
- Replace circulation equipment
- \$880,00 - \$1,170,000

Option 2:

- Bring bath house into compliance
- Replace liner
- Replace circulation equipment
- \$430,000 - \$550,000

BRANNON CORP

HENDERSON POOL



- Newest facility – opened in 2005
- Beach entry with features and slide
- Minor settlement
- Plaster cracking and chipping
- Dry play and sand volleyball court adjacent
- Aged equipment

BRANNON CORP

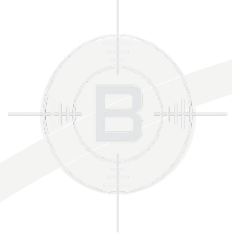






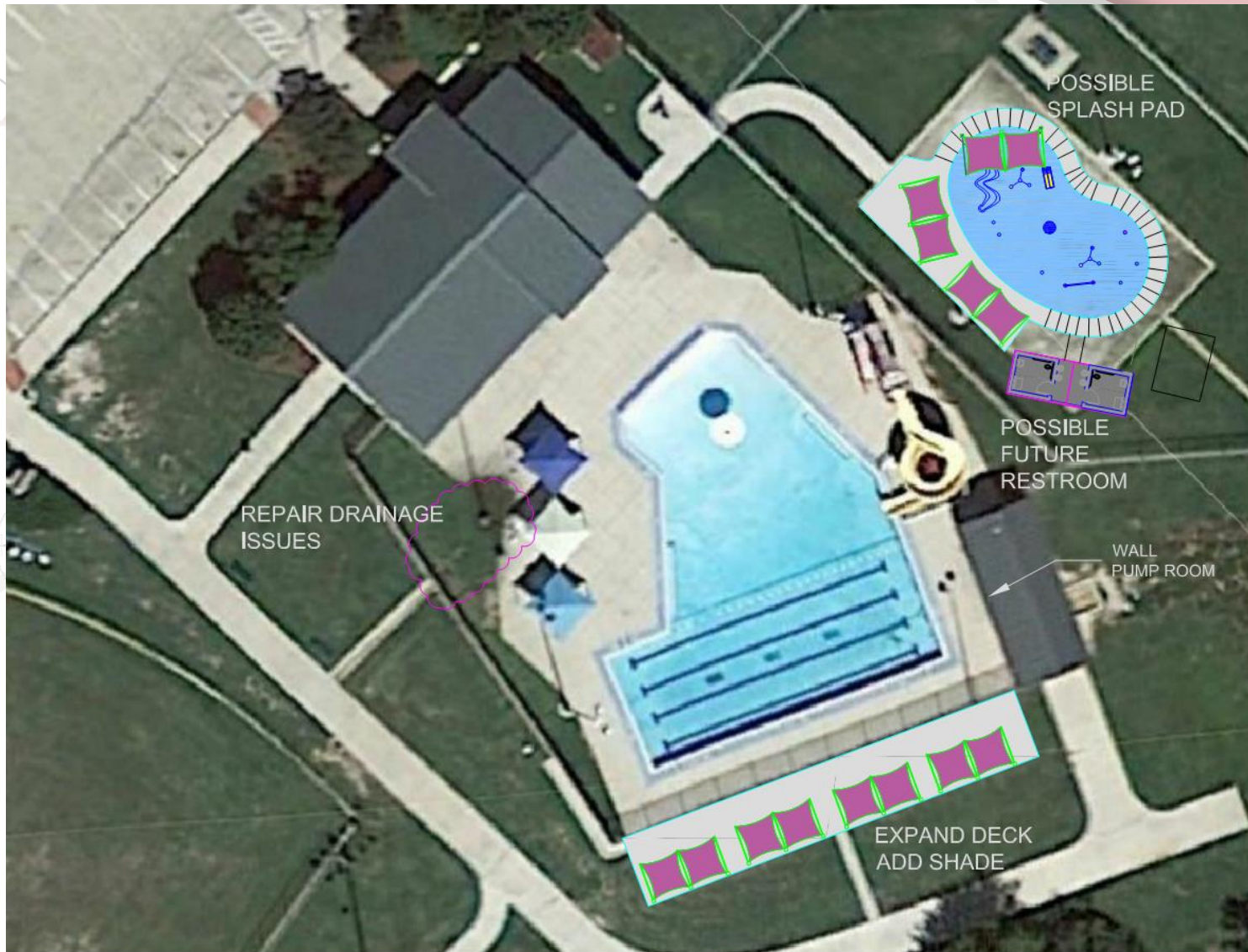


BRANNON CORP









POSSIBLE IMPROVEMENTS AT HENDERSON POOL

RECOMMENDATIONS

Option 1:

- Extend deck
- Add deck shading
- Construct wall around mech. room
- Add splash pad
- Replace plaster
- Refurbish circulation equipment
- \$850,00 - \$950,000

Option 2:

- Level pool with piers
- Replace plaster
- Paint slide structure
- Fix drainage issue
- \$105,000 - \$110,000

BRANNON CORP

BRYAN AQUATIC CENTER

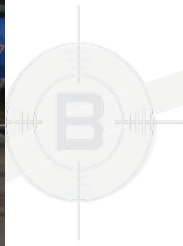


- Built in 1982 – open year round
- 50-meter outdoor pool with diving well
- Slide feature and splash pool
- PVC liner added 1994, repaired 2000, extensive repairs in 2014
- Major repairs were necessary in 2014

BRANNON CORP

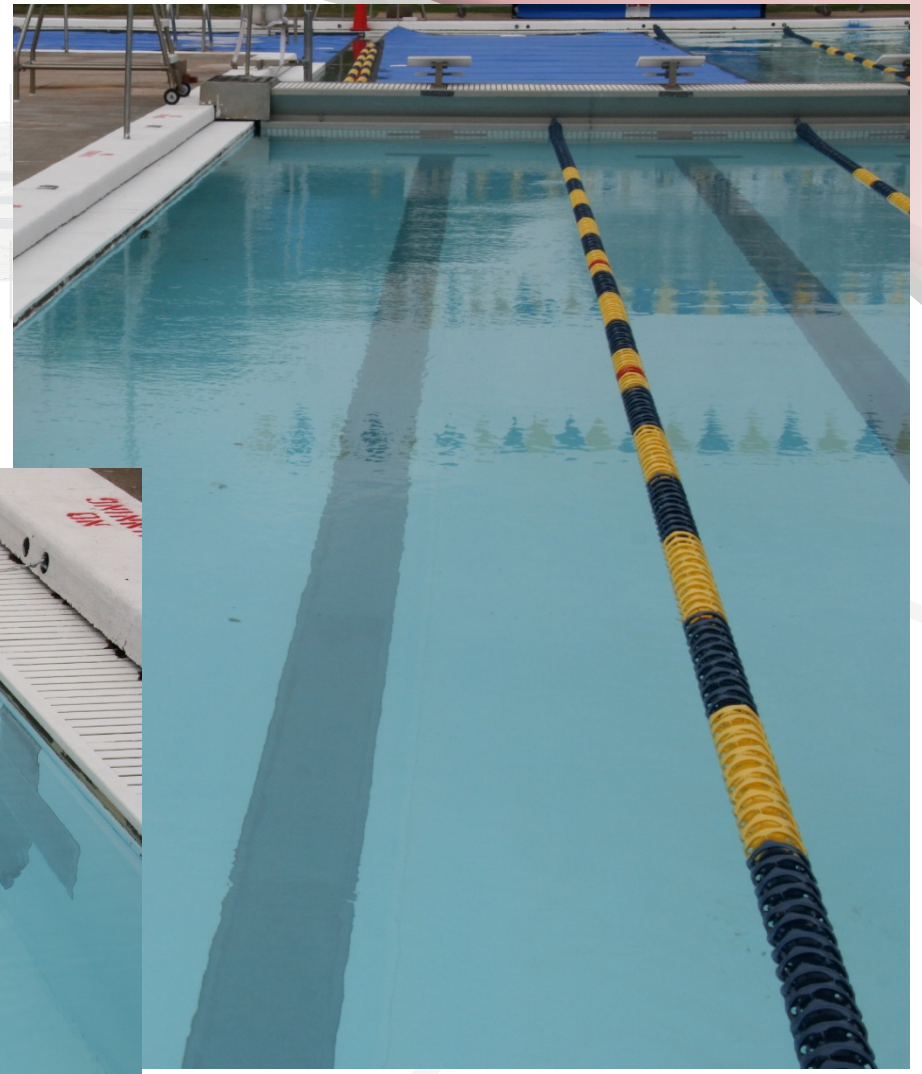


BRANNON CORP



BRANNON CORP

BRANNON CORP







BRANNON CORP





DISCUSSION OF NEEDS

- Classroom space
- Family restroom/changing room
- Concessions
- New flooring in bath houses
- Private showers
- A/C and heating in locker rooms
- On site laundry for towels
- Exercise room



BRANNON CORP

INDOOR POOL FACILITY

Option 1: Entire facility under one roof

Option 2: Competition pool under roof leaving recreational end of the pool outdoors

Option 3: Recreation end indoors leaving competition pool outdoors

Style 1: Glass facility with retractable roof

Style 2: Conventional 'brick and mortar' building with A/C

BRANNON CORP

INDOOR POOL FACILITY

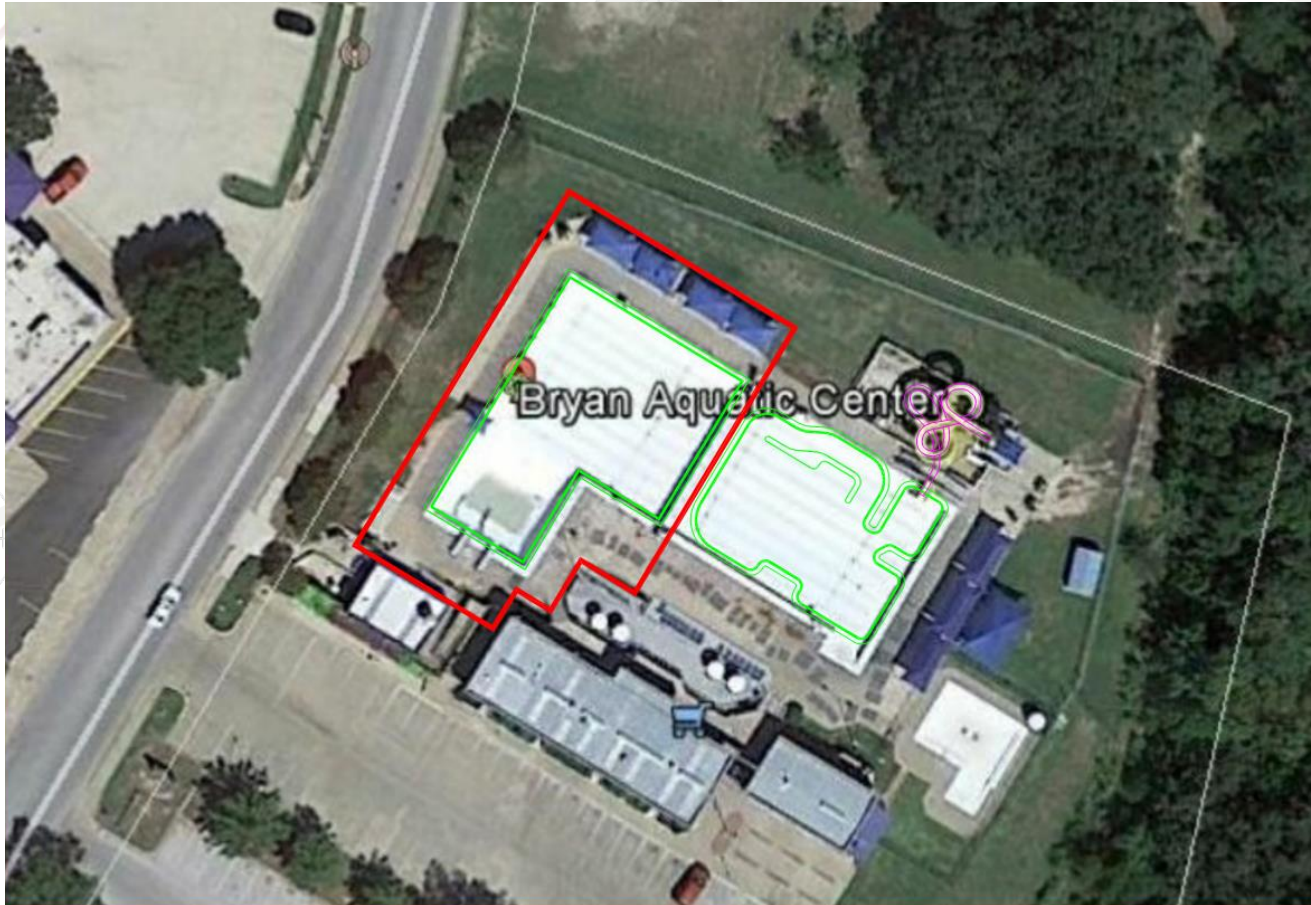


A POSSIBLE 28,000 S.F. NATATORIUM
ENCLOSURE FOOT PRINT FOR BRYAN,
TEXAS



BRANNON CORP

INDOOR POOL FACILITY



A POSSIBLE 14,000 S.F. NATATORIUM
ENCLOSURE FOOT PRINT FOR BRYAN,
TEXAS



RECOMMENDATIONS

- Replace perimeter gutter system
 - \$350,000-\$450,000
- Refurbish/replace bulkhead
 - \$110,000-\$150,000
- Replace filters to meet TDHS turnover requirements
 - Current configuration - \$80,000-\$90,000
 - Divided pool - \$70,000-\$85,000
- Pump room
 - Concrete structure to prevent flooding - \$30,000-\$40,000
 - Replace water heater - \$25,000-\$30,000
- Install new liner/plaster - \$150,000-\$175,000
- Slide plumbing - \$15,000
- \$760,000-\$950,000

- Optional Recommendations:
- Chemical monitor/controller - \$7,500 per body of water
 - Redesign recreation pool - \$60,000
 - Re-shooting pool walls - \$75,000-\$150,000
 - Additional play features - \$50,000-\$100,000
 - Replace underwater lighting - \$70,000
 - \$262,500-\$395,000

SUMMARY

ESSENTIAL NEEDS

SADIE THOMAS

- Demolition of the pool and bath house - \$30,000-\$50,000

SUE HASWELL

- Demolition and replacement of the bath house, pool filter, pumps, and PVC liner - \$430,000-\$550,000

HENDERSON

- Pool foundation support and leveling, remove/replace plaster, masonry wall at pump room, paint slide tower, fix drainage issue - \$105,000-\$110,000

BRYAN AQUATIC CENTER

- Remove/replace gutter system, add filters and pumps, replace PVC liner, replace water heater, install chem. Tank platform, replace slide pump suction line - \$660,000-\$805,000

TOTAL: \$1.225M - \$1.515M

RECOMMENDATIONS

SADIE THOMAS

- Demolish pool and consider what type of replacement most meets the needs of the neighborhood - \$300,000-\$1,000,000

SUE HASWELL

- Expand the facility and add entertainment value and consequently the rental value - \$880,000-\$1,170,000

HENDERSON

- Repair and expand the entertainment value for families - \$850,000-\$950,000

BRYAN AQUATIC CENTER

- Perform major plumbing and structural upgrades and consider repurposing part of the pool by dividing it into two fully functional pools - \$1,020,000-\$1,340,000

TOTAL: \$3.05M – \$3.76M